



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**January 24, 2005**

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**SUBJECT:**           **2004-0952 – Susan Chen** [Applicant]: Application for a 6,000 square-foot site located at **1067 Heatherstone Avenue** in an R-0 (Low-Density Residential) Zoning District. (APN: 198-24-005):

Motion               Design Review to allow a 2,302 square-foot two-story addition to an existing 1,208 square-foot single-story residence totaling 3,510 square feet and resulting in a 58% Floor Area Ratio (FAR) where 45% FAR may be considered without Planning Commission review.

**REPORT IN BRIEF**

**Existing Site Conditions**           One-Story Single Family Home

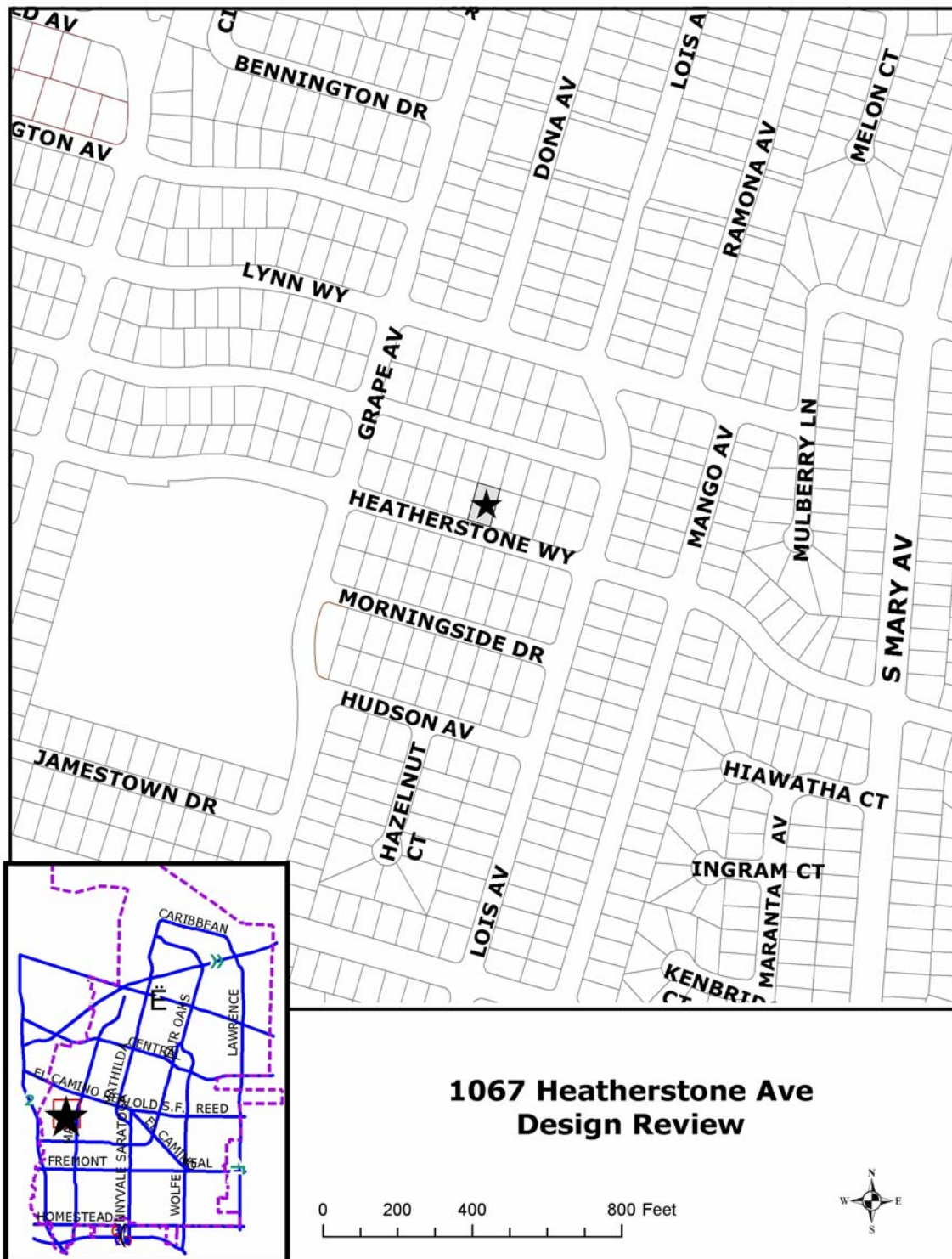
**Surrounding Land Uses**

North	One-Story Single Family Home
South	One-Story Single Family Home
East	One-Story Single Family Home
West	One-Story Single Family Home

**Issues**                               Neighborhood Compatibility

**Environmental Status**           A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approve with Conditions



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Residential Low Density	Same	Residential Low Density
<b>Zoning District</b>	R-0	Same	R-0
<b>Lot Size (s.f.)</b>	6,000	Same	6,000 min.
<b>Gross Floor Area (s.f.)</b>	1,208	3,510	No max.
<b>Lot Coverage (%)</b>	20%	38%	40% max.
<b>Floor Area Ratio (FAR)</b>	20%	58%	45% without PC review
<b>Building Height (ft.)</b>	16'	25'	30' max.
<b>No. of Stories</b>	1	2	2 max.
<b>Setbacks (First/Second Facing Property)</b>			
• <b>Front</b>	24'/N/A	20'/26'9"	20/25' min.
• <b>Left Side</b>	5'10"/N/A	7'/7'	4' min. (12' total)/ 7' min. (18' total)
• <b>Right Side</b>	6'2"/N/A	6'2"/11'2"	4' min. (12' total)/ 7' min. (18' total)
• <b>Rear</b>	29'	25'7"/	20 min. (10 ft permitted with < 25% encroachment / 20' min
<b>Parking</b>			
• <b>Total Spaces</b>	2	4	4 min.
• <b>Covered Spaces</b>	0	2	2 min.

**ANALYSIS****Description of Proposed Project**

The proposed project involves the demolition of the existing 1,208 square foot home for a new 3,510 square foot two-story house. The new home results in a

total floor area ratio (FAR) of 58%. All proposed new homes or additions that exceed 45% FAR shall be reviewed by the Planning Commission.

### **Background**

**Previous Actions on the Site:** There are no previous planning applications related to this site.

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City guidelines. Class 1 Categorical Exemptions include the demolition and construction of single family homes.

### **Design Review**

**Site Layout:** The proposed home is situated on a typical 6,000 square foot mid-block lot (60' x 100') on Heatherstone Avenue. The site is within the R-0 Zoning District. Surrounding uses are comprised of single family homes. Although, one story homes are located on each property adjacent to the subject site, more recently built two-story homes are located within close proximity. The floor area ratio (FAR) of two story homes in the area ranges from 45-60%. Site and floor plans can be viewed in Attachment C of this report. The proposed home meets lot coverage and setback requirements for the R-0 Zoning District.

The second story is positioned towards the rear and left side of the home. A balcony at the rear of the home is located above a projecting portion of the first story. A small second story deck is located at the front of the home which is similar to a design that was approved by the Planning Commission at 1078 Heatherstone Avenue. The first story also contains a deck that projects further into the rear yard. The second story bedroom window on the "West" elevation is required per the Building Code, for egress of this room and therefore, the current position of the window must be maintained. As noted previously this portion of the home meets setback requirements. Although the window could afford views toward the property to the west, staff does not anticipate significant privacy impacts from this window placement.

The following Guidelines were considered in analysis of the project site design.

<b>Design Policy or Guideline (Site Layout)</b>	<b>Comments</b>
<i>3.4 Design second floors to complement first floor forms and minimize their visual impact.</i>	The second floor is set back from the first floor in the front and right side, minimizing the visual impact of the second story

**Architecture:** The design of the home can be considered as contemporary with a hipped roof pattern on each story including a gabled front porch entryway. Recent homes built within the area have utilized a similar design. The new home will utilize a stucco material on each elevation. A stone veneer base along the front elevation will also be incorporated. The roof material will consist of a light-weight dark grey tile. Window style is consistent throughout the home. The proposed design includes a gabled front entryway, however; staff believes that this is not a compatible feature with the home or other homes in the neighborhood. Therefore, staff recommends the overhang be changed to a hipped style that is consistent with the home. Staff has included a condition requiring the applicant to work with staff to modify this portion of the roof design. (Condition of Approval #3). The recently constructed home at 1078 Heatherstone Avenue contained a similar condition requiring redesign of the entryway.

The following Guidelines were considered in the analysis of the project architecture.

"Name of Guidelines"	Comments
<i>3.9 C. Decorative Elements - The use of building bases is encouraged for homes constructed largely of stucco. Bases may be composed of projected wall planes at the building base, special materials such as stone, and projecting mouldings.</i>	The proposed home will include a stone veneer base below the stucco material along the entire front elevation.

**Landscaping:** The project site meets landscaping standards for properties located in the R-0 Zoning District. No significant trees will be removed in conjunction with this project. A tree protection plan is required at the time of submittal for building permits (Condition of Approval #1D).

**Parking/Circulation:** The existing site does not meet parking standards for single family uses. The proposed project will upgrade to provide two covered spaces and two uncovered spaces as required by Sunnyvale Municipal Code 19.46.050.

### **Compliance with Development Standards/Guidelines**

The proposed project meets all standard development requirements for properties located within R-0 Zoning District. The R-0 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45%. The proposed 58% FAR is, therefore, in conformance with R-0 development standards upon approval of the Design Review by the Planning Commission.

**Expected Impact on the Surroundings**

The proposed two-story home will have new visual impact from the previous modest one-story home, however; the design has incorporated many features to better provide visual interest and minimizes any bulk. The project also meets the 10% maximum shading restriction and has sufficient setbacks for the second story windows to reduce potential privacy concerns. The design of the home should provide an improved aesthetic quality to the neighborhood.

**Fiscal Impact**

No fiscal impacts other than normal fees and taxes are expected.

**Findings, General Plan Goals and Conditions of Approval**

Staff was able to make the required Findings for the Design Review. Findings for Design Reviews of greater than 45% are the same as those for less than 45%, needing to meet the goals of the Single Family Design Techniques.

- Findings and General Plan Goals are located in Attachment A.
- Conditions of Approval are located in Attachment B.

**Public Contact**

<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 7 notices mailed to adjacent property owners and residents of the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

**Alternatives**

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

**Recommendation**

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Alternative 1.

Prepared by:

Ryan M. Kuchenig  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Photos of Neighborhood

**Recommended Findings – Design Review**

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The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

<b>Basic Design Principle</b>	<b>Comments</b>
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the home is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The design reduces bulk appearance by positioning the second story to one side and offset from the front of the home.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The new home meets all setback requirements. The appearance of a large two-story home between smaller homes is lessened by the positioning of the second story. Staff has received no comments from adjacent properties.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project does not propose any modifications to the layout of the parking for the site
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be supplied at the discretion of the home owner.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed new home utilizes high quality materials including stucco, stone and tile roofing material.
<i>2.2.7 Preserve mature landscaping</i>	Significant landscaping exists on site.



**Recommended Conditions of Approval – Design Review**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Obtain Building Permits
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Design Review shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- D. A tree protection plan shall be submitted for any existing trees on the site. Where possible, trees shall be protected and saved. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary permits from the Department of Public Works for any off-site improvements.
- B. Obtain Building Permit prior to demolition and prior to construction.

**3. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to issuance of a building permit.
- B. Roof material shall be 50-year dimensional composition shingle or equivalent warranty material providing texture and shadow effect, or as approved by the Director of Community Development.

- C. Prior to the issuance of a building permit, final design details pertaining to the roof form for the entrance overhang and the trim materials shall be reviewed by staff.